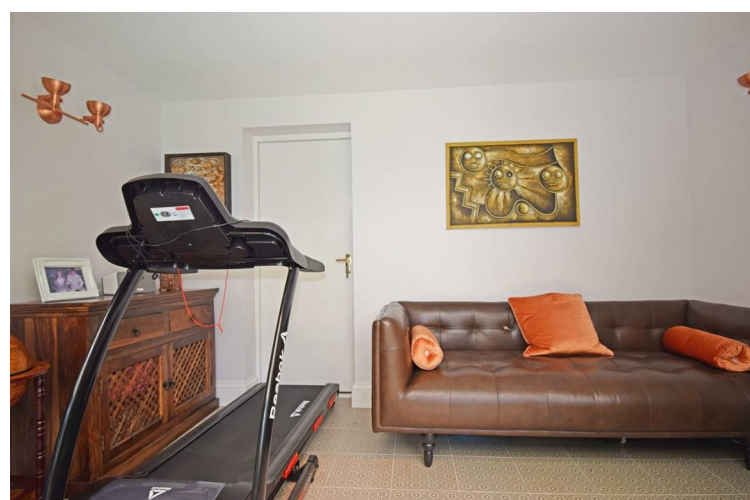


Network of prominent offices providing sales coverage for the following towns and surrounding villages:

Alcester; Alvechurch; Barnt Green; Belbroughton; Bewdley; Birmingham (South); Bromsgrove; Chaddesley Corbett; Droitwich Spa; Evesham; Kidderminster; Malvern; Pershore; Redditch; Rubery; Stourport-on-Severn; Studley; Upton-on-Severn; Worcester

Allan Morris

estate agents



Church Green House, 4 Church Lane, Bromsgrove, Worcestershire, B61 8RB

This substantial period detached family home is situated in a desirable residential area within walking distance of Sanders Park and the facilities of the town centre. The house has been modernised to provide flexible accommodation of approximately 2,350sqft plus a cellar, double garage, garden room with a covered patio to the front and landscaped gardens with a lovely sunny aspect.



Allan Morris & Peace Limited trading as Allan Morris Estate Agents. Registered in England and Wales, Company Number 06434677
Registered Office: 18 High Street, Bromsgrove, Worcestershire, B61 8HQ



Price £800,000

ampsales@allan-morris.co.uk

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01527 874646

www.allan-morris.co.uk



GARDENS

The house stands behind a raised front garden with mature trees and shrubs and a sandstone wall and iron railings. A gate opens to the paved patio along the side of the house and leads into the rear garden. The mature rear garden comprises: a paved patio around the side and rear of the kitchen through to the verandah at the front of the garden room and onto a further patio at the rear of the garden. There is a lawn with a well stocked border, outside lights and hot and cold water taps.

GENERAL INFORMATION

TENURE

The vendor advises us that the property is FREEHOLD. Allan Morris & Peace Limited would stress that they have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.

COUNCIL TAX BAND: E

(Bromsgrove District Council)

EPC RATING: D

(Energy Performance Certificate)

DIRECTIONS

From Bromsgrove town centre: take the Kidderminster Road and turn first right into Church Lane, where the property will be found on the left, as indicated by the agent's 'for sale' board.

AMP:2247/D1

Church Green House 4 Church Lane Bromsgrove Worcestershire B61 8RB

GENERAL DESCRIPTION

This substantial period detached family home is situated in a desirable residential area within walking distance of Sanders Park and the facilities of the town centre. The location is also convenient for commuting to Birmingham and the national motorway network.

The house has been modernised in keeping with the character of the original house with PVC double glazing, gas-fired central heating and provides spacious and flexible accommodation of approximately 2,350sqft (excluding cellar, garden room & garage), comprising:

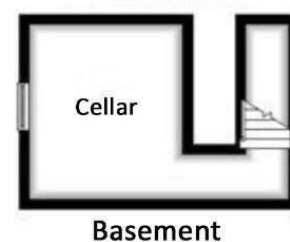
Ground Floor

An entrance porch; reception hallway with fitted cloakroom; large lounge; large dining room; playroom/study; fitted breakfast kitchen; laundry room; boiler/drying room; and a rear porch with gardener's toilet.

First Floor

Landing; four double bedrooms; two en suite shower rooms; and a large family bathroom.

In addition, the property benefits from a cellar, a garden room with covered patio area to front, a double garage, gated off-road parking for up to six cars and private landscaped gardens with a lovely sunny aspect.



Not to scale.

For general guidance purposes only and not to be taken as a statement of fact.

Viewing is strictly by prior appointment via:
Allan Morris & Peace, Mid Worcestershire to South Birmingham Hub
Telephone: 0121 445 5209 or 01527 874646 or 01905 797755
or Email: ampsales@allan-morris.co.uk

IMPORTANT INFORMATION

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property.

MEASUREMENTS - Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully.

FIXTURES AND FITTINGS - Only those items specifically mentioned in these details are included in the sale price.

SERVICES - The mention of any services and/or appliances does NOT imply their full and efficient working order, as they have NOT been tested by Allan Morris.

Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these details.

We reserve the right to check the identity of vendors and purchasers to comply with money laundering regulations.

LETTINGS If you would like to rent your property out, or alternatively rent a property from us, contact our Letting Department on 01905 770400.

VIEWING - By appointment with Bromsgrove office at 18 High Street, or telephone **01527 874646**.
Open Monday to Friday 9.00am to 5.30pm and Saturdays 9.00am to 4.00pm.



The property more particularly comprises:

An enclosed ENTRANCE PORCH having tiled flooring with a mat well, ceiling light point and an obscure single glazed front door to the RECEPTION HALLWAY having stairs to the first floor, door to steps down to the cellar, doors to playroom/study, lounge and dining room, obscure glazed door to the kitchen, two radiators, wood flooring, feature arch, picture rail, two ceiling light points and a door with two obscure glazed panels to:

CLOAKROOM

Having a white wash hand basin with a cupboard below, obscure double glazed window to front, tiled flooring, part tiled walls, chrome towel rail radiator, ceiling light point and a door to the TOILET having a white low flush w/c, tiled flooring, obscure double glazed window to side and a ceiling light point.

PLAYROOM / STUDY 10'7" < 12'6" x 10'0" (3.23m x 3.81m x 3.05m)

Having a double glazed window to the side, radiator, ceiling coving and a ceiling light point.

LOUNGE 21'7" x 10'6" < 12'1" (6.58m x 3.20m < 3.68m)

Having a fireplace with a gas fire, large double glazed windows to the front and side, two radiators, t.v. aerial point, picture rail and a ceiling light point.

DINING ROOM 18'0" x 12'0" (5.49m x 3.66m)

(Measurements include chimney breast) having large double glazed windows to side and rear, wood flooring, two radiators, picture rail and a ceiling light point.

FITTED BREAKFAST KITCHEN 13'9" x 13'6" (4.19m x 4.11m)

(Measurements include units) having a range of base and wall units with granite worktop surfaces including a breakfast bar with two feature light points over, an inset sink with vegetable preparation bowl, integrated dishwasher, integrated full height fridge and integrated full height freezer, built-in wine cooler, built-in electric oven and five ring gas hob with a cookerhood over. Tiled floor with electric under tiled warming, double glazed windows to side and rear, obscure single glazed door to rear porch, radiator, seven inset ceiling spotlights and a half glazed door to:

LAUNDRY ROOM 11'9" < 13'10" x 7'11" (3.58m < 4.22m x 2.41m)

(Measurements include units) having a base unit with a quartz worktop surface, inset single bowl sink and a recess with space for washing machine and tumble dryer. Tiled floor with partial electric under tiled warming, obscure double glazed window to side, radiator, wall light point and a door to:

BOILER & DRYING ROOM 7'0" x 5'2" (2.13m x 1.57m)

(Measurements include boiler & tanks) having a wall mounted gas-fired 'worcester' boiler (installed in 2013), a large pressurised hot water tank, obscure double glazed window to side, tiled flooring, ceiling light point and space for a clothes horse.

REAR PORCH

Having double glazed windows to both sides and rear, twin double glazed doors to the rear garden, quarry tiled flooring with a mat well, wall light point and a door to:

GARDENER'S TOILET 5'0" x 4'11" (1.52m x 1.50m)

(Measurements include w/c) having a low flush w/c, obscure double glazed window to rear, quarry tiled floor and a wall light point.

From the hall, a door opens to steps leading down to:

CELLAR 12'1" x 10'6" < 18'1" (3.68m x 3.20m < 5.51m)

Having a ground level window to side, concrete base, two ceiling light points and an electric bar heater with a timer.

From the hall, the stairs with balustrade lead up to the MEZZANINE LANDING having stairs to the front and rear landings and a door to:

FAMILY BATHROOM 13'6" x 9'6" (4.11m x 2.90m)

(Measurement include suite & chimney breast) having a white suite comprising: a low flush w/c; wash hand basin with drawers below and a lit mirror over; panelled bath; and a corner shower cubicle. Tiled walls and flooring, two obscure double glazed windows to rear, chrome towel rail radiator, extractor fan, two ceiling light points and an access hatch to the loft.

REAR LANDING

Having a double glazed roof window, picture rail and a door to:

BEDROOM TWO 13'6" x 10'7" (4.11m x 3.23m)

Having two double glazed windows to the side, two radiators, picture rail, ceiling light point and a door to:

EN SUITE SHOWER ROOM 8'1" x 2'10" (2.46m x 0.86m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin; and a shower cubicle. Tiled walls and flooring, obscure double glazed window to rear and a ceiling light point.

FRONT LANDING

Having a built-in cupboard with shelving, picture rail and a ceiling light point.

BEDROOM ONE 21'7" x 10'6" < 12'1" (6.58m x 3.20m < 3.68m)

(Measurements include wardrobes) having a fitted seven door wardrobe, large double glazed windows to front and side, two radiators, picture rail, two ceiling light points and a door to:

EN SUITE SHOWER ROOM 10'2" x 6'2" (3.10m x 1.88m)

(Measurements include suite) having a white suite comprising: a low flush w/c; wash hand basin with drawers below and a lit mirror over; and a large shower cubicle. Tiled walls and flooring, built-in cupboard with shelving, obscure double glazed window to front, chrome towel rail radiator, extractor fan and three inset ceiling spotlights.

BEDROOM THREE 18'0" x 12'0" (5.49m x 3.66m)

(Measurements include chimney breast) having double glazed windows to side and rear, two radiators, picture rail and a ceiling light point.

BEDROOM FOUR 11'5" < 12'2" x 10'0" (3.48m < 3.71m x 3.05m)

Having a double glazed window to front, radiator, picture rail, ceiling light point and an access hatch to the loft.

OUTSIDE

DOUBLE GARAGE 17'11" x 16'5" (5.46m x 5.00m)

(Door width 14'0" 4.27m) having a remote controlled metal up-and-over door to front, door to garden room, concrete base, two skylights, light and power points.

PARKING

The house is approached, via remote controlled ornate iron gates, over a tarmac drive providing off-road parking for up to three cars. To the side of the house double timber gates open to a continuation of the tarmac drive leading to the garage at the rear and providing further secure off-road parking for up to three cars.

GARDEN ROOM 12'3" x 6'1" (3.73m x 1.85m)

(Measurements include recess) having tiled flooring, a wall mounted electric heater, door to garage, power points, two wall light points and a double glazed window with double French doors opening to the covered patio area in the rear garden.